179.0	0008	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,700 / 663,700
					USE VALUE:	663,700 / 663,700
					ASSESSED:	663,700 / 663,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLATE JONATHAN L / TRUSTEE
Owner 2:	32 HOMER ROAD REALTY TRUST
Owner 3:	
Street 1:	32 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SLATE DAVID/TRUSTEE -
Owner 2:	HOMER ROAD TRUST -
Street 1:	32 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7018.000	222,300		441,400	663,700
Total Card	0.161	222,300		441,400	663,700
Total Parcel	0.161	222,300		441,400	663,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.19 | /Parcel: 436.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122192

GIS Ref

GIS Ref

Insp Date 07/18/18

!14149!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0008-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,300	0	7,018.	441,400	663,700		Year end	12/23/2021
2021	101	FV	213,900	0	7,018.	441,400	655,300		Year End Roll	12/10/2020
2020	101	FV	213,900	0	7,018.	441,400	655,300	655,300	Year End Roll	12/18/2019
2019	101	FV	221,400	0	7,018.	441,400	662,800	662,800	Year End Roll	1/3/2019
2018	101	FV	221,400	0	7,018.	372,000	593,400	593,400	Year End Roll	12/20/2017
2017	101	FV	221,400	0	7,018.	340,500	561,900	561,900	Year End Roll	1/3/2017
2016	101	FV	221,400	0	7,018.	290,000	511,400	511,400	Year End	1/4/2016
2015	101	FV	182,700	0	7,018.	252,200	434,900	434,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:25:51

LAST REV

Date	Time
08/06/18	10:21:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLATE DAVID/TRU	58428-40		2/6/2012	Convenience	10	No	No		
SLATE DAVID	30166-1		5/14/1999	Convenience	10	No	No		N

USER DEFINED

Prior Id # 1:	122192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	189	PATRIOT
7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7018		Sq. Ft.	Site		0	70.	0.90	7									441,377						441,400	

Total AC/HA:	0.16111	Total SF/SM:	7018	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,377	Spl Credit		Total:	441,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99445504
Adj $ / SQ:	134.251
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322225
Depreciation:	99890
Depreciated Total:	222335

COMMENTS

OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

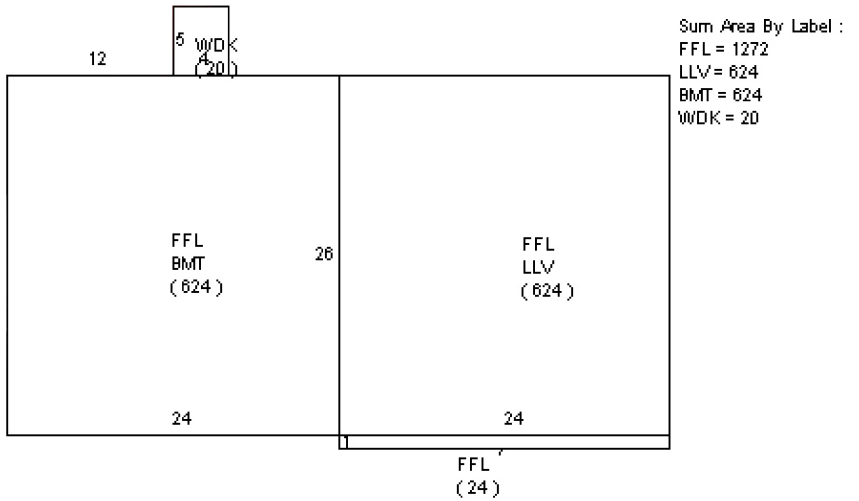
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.25
Special Features:	0	Val/Su Net:	87.52
Final Total:	222300	Val/Su SzAd	174.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	134.250	170,768
BMT	Basement	624	40.280	25,132
LLV	Lower Level	624	78.540	49,007
WDK	Deck	20	15.910	318

Net Sketched Area:	2,540			Total:	245,225
Size Ad	1272	Gross Area	2540	FinArea	1522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0008-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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